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San Diego City Council
District 1

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The Mission Valley River Park: A Framework for Negotiation

San Diego— Today I issued a memo in advance of the November 4 City Council meeting in order to provide a framework for negotiation and discussion for The Mission Valley River Park with San Diego State University.

Goals:

- Comply fully with provisions of voter-approved Measure G.
- Maximize public benefits from this property now and in the future.
- Determine a fair and equitable sales price taking into account both the appraised value and the public benefits of the proposed redevelopment.
- Limit traffic and other impacts on Mission Valley and surrounding neighborhoods.

Key assumptions:

- A typical fair market value appraisal is based on development that is the “highest and best use” of property – in other words, the highest density and most intense commercial use possible.
- SDSU is not and should not develop the site that way. Voters overwhelmingly rejected SoccerCity for precisely that reason.
- The best public use for this property is for a regional River Park and an expanded university campus, and the property should be valued consistent with those uses.
- Every month this transaction is delayed costs taxpayers nearly \$1 million.

A framework for this transaction:

- Increase the scope of the River Park to include additional wetlands restoration and provide a bigger benefit to the public.
- Reduce the intensity of development on the property, increase focus on public transit and reduce parking to reduce off-site traffic impacts.
- Close escrow in February to relieve San Diego taxpayers of the \$1 million per month liability.
- Require SDSU to assume all litigation risk.
- Determine the sales price commensurate with these terms.

Council President Pro Tem Barbara Bry represents San Diego City Council District 1, which includes the communities of Carmel Valley, Del Mar Heights, Del Mar Mesa, La Jolla, Pacific Highlands Ranch, Torrey Hills, Torrey Pines, and University City.

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